

**MINUTES**  
**ECONOMIC DEVELOPMENT TASK FORCE**

Tuesday, October 13, 2009  
Council Chambers  
Municipal Building  
Bar Harbor, ME  
2:00 PM

**I. Call to Order - 2:05pm**

*Members Present: Matt Horton, James Houghton (Howdy), Chris Fogg, Randy Sprague, Patricia Samuel, Karen Baksa, Barry Teater, Mark Hanscome.*

*Also present: Anne Krieg, Planning Director; Brian Madigan, Staff Planner.*

**II. Excused Absences**

There were none.  
Mr. Sprague arrived at 2:10 pm.

**III. Adoption of the Minutes**

Mr. Houghton moved to accept the minutes as written, and Mr. Horton seconded it. The motion passed unanimously.

**IV. Regular Business**

**A. Economic Development Plan – update of progress**

Ms. Krieg said that the consultant team was moving forward with their analysis. She added that no substantial developments had taken place since the last meeting.

**B. Update of Downtown Development District**

Ms. Krieg said she is finalizing zoning language for ordinance updates that the EDTF has been working on. She asked Task Force members to provide comment and gave a timeline for completion of this task.

The Task Force reviewed proposed changes to the Bed and Breakfast definitions. Mr. Horton said that neighborhood “erosion” is an important issue for the Task Force to keep in mind. He also asked for clarification of the “constructed before” and “constructed after” dates in the B&B definitions. Ms. Krieg said the “constructed before” phrase in the definitions is intended to prevent construction of new B&Bs in residential neighborhoods, while encouraging the preservation and improvement of older houses by allowing conversion to B&Bs. Ms. Krieg

and Ms. Samuel also discussed the difference between a hotel and a B&B, noting that a B&B requires someone to live in the structure.

*Mr. Fogg moved to accept the definitions as written, and Mr. Houghton seconded it. The motion passed unanimously.*

### **C. Update of Eden Street Corridor**

Mr. Horton provided an update of the subcommittee's work on funding improvements for Route 3 at the Bar Harbor village entrance. He said the committee is organizing itself and assigning tasks. Mr. Fogg suggested that any road improvements should include the short stretch between West and Cottage streets. Ms. Krieg said repairs to that stretch should be funded by existing grant money that will pay for improvements to the school crossing and stairs at Connors Emerson School next year.

### **D. Other Task Force Comments**

Mr. Madigan provided an overview of Staff work on ordinance updates for the Eden Street, West Street and New Village areas. He reviewed a complaint made by a West Street resident who inquired about the development of possible work force housing at 120 West Street. The Task Force suggested that the concerned resident file a formal complaint with the Code Enforcement Office. The Task Force then discussed the issue of employee housing and enforcement at great length. Several members expressed concern with the current system in which the Code Enforcement Office doesn't act until a formal complaint has been filed. Mr. Sprague said that complaints cannot be made anonymously, which discourages many people from filing them. Mr. Horton suggested the Task Force make a formal recommendation to Council not to allow anonymous complaints. Ms. Samuel said she would prepare a statement for the Council to review. Ms. Krieg added that she would add this as an agenda item for the next meeting.

Ms. Krieg asked if any Task Force members would like to attend the Maine Development Foundation conference.

Ms. Krieg also said she is working on agricultural/commercial use district which would allow more extensive accessory uses associated with agricultural/farms located within this district.

Ms. Samuel discussed communications and technology and the importance of extending high-speed internet service throughout Mount Desert Island. She asked Ms. Krieg to put her as a representative of the Task Force on the next agenda for the Communications and Technology Group.

### **V. Adjournment**

The Task Force adjourned at 3:30pm.

These minutes were prepared by Brian Madigan, Staff Planner, and Task Force Secretary Barry Teater for presentation at the October 27, 2009, Economic Development Task Force Meeting.

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**Barry Teater, Secretary**

**Date**